FIRST MORTGAGE TRUST CONSTRUCTION SPECIAL PROMOTION

TERMS AND CONDITIONS

1. The offer (the **Promotion**) applies to eligible new milestone development & construction loan applications received by FMT on or after 2 September 2026, while promotional funding remains available and the offer has not been withdrawn.
2. Applications previously submitted to FMT before 2 September 2026 are not eligible for the Promotion.
3. Eligible applications must be approved by FMT, and the initial drawdown under the relevant loan must occur on or before 24 December 2026, unless otherwise agreed by FMT in writing.
4. To be eligible, loans must:
    a. have a maximum facility limit of up to $4,000,000 (including the Establishment Fee and capitalised interest (where relevant));
    b. have construction costs of up to $3,000,000, excluding GST, land acquisition costs, interest, fees and sales commissions. Construction costs may include project-related professional fees and council costs. FMT may approve loans with construction costs above this amount for the Promotion at its discretion;
    c. not exceed a loan to value ratio (LVR) (assessed on an as-complete basis)] approved by FMT, up to a maximum of 70%; and
    d. not exceed a loan to cost ratio (LTC) approved by FMT, up to a maximum of 80%.
5. Promotional pricing is as follows:
    a. 7.95% p.a. variable interest rate;
    b. FMT establishment fee from 1.50% of the approved facility limit (the **Establishment Fee**); and
    c. no line fee.
6. No quantity surveyor's report is ordinarily required, but this may be required by FMT in its discretion.
7. A registered valuation is required. Additional information, reports and conditions may be required at FMT's discretion.
8. The Promotion is subject to available funding and may be withdrawn without prior notice once allocated funding capacity has been reached. If this occurs, lending may be available on non-promotional pricing.
9. All lending is subject to FMT's lending criteria, credit approval, legal documentation and settlement requirements.
10. FMT reserves the right to amend, extend or withdraw the Promotion at any time without prior notice.